

DeKalb County Enterprise Zone Advisory Board Meeting
Wednesday, June 4, 2025
3:00 PM

Meeting Location: Hybrid

In-Person: DCEDC Conference Room
2179 Sycamore Road; Unit 102
DeKalb, IL

Zoom: <https://us06web.zoom.us/j/89843659458>

Attendance/Voting Members: Tia Anderson (via Zoom), Rena Cotsones (proxy – Dr. Freeman), Jill Fletcher (proxy - Dr. Borowicz), Michael Hall (via Zoom), Derek Hiland, Tom Matya (via Zoom), Greg Millburg, Bill Nicklas, Frank Roberts (via Zoom), Cortney Strohacker

Attendance/Ex-Officio Members: Cohen Barnes (City of DeKalb), Randy Bourdages (Afton Township), Armir Doka (CUSD #428), Mary Hess (DeKalb Township, via Zoom), Amy Nykasa (Village of Waterman)

Staff: Melissa Amedeo, Andrea Van Drew

MINUTES

ROLL CALL at 3:02 PM.

Executive Director Amedeo called for approval of the meeting agenda. Motion by Nicklas and seconded by Strohacker. Meeting agenda approved.

Amedeo called for approval of the minutes from the previous Enterprise Zone Advisory Board meeting on March 13, 2025. Motion by Millburg and second by Nicklas. Meeting minutes approved.

Amedeo opened the meeting to public comments. Hearing none, Amedeo moved on to discussion of the proposed amendment to the Meta Memorandum of Understanding (MOU).

Amedeo addressed the amendment's impact on existing resolutions, abatement application, and calculation methods. She clarified that no action would be required to amend any existing resolutions. Discussion focused on whether the amendment changes the MOU's intent, specifically regarding the distinction between phase, building, and project, and the 20-year abatement period. She reiterated that the amendment does not change the process of EAV calculation and applies to all property, including existing vacant land that was part of the original MOU. The amendment clarifies that the abatement limits to 20 years per building, which was the initial intent.

The process for annual review of employment numbers and abatement compliance was explained by Amedeo, noting that DCEDC reaches out to all entities under an MOU annually. Companies must file an affidavit with DCEDC, which is then filed with the county, to confirm they are meeting abatement parameters. Non-compliance results in disqualification for the abatement in that year. It was clarified that the abatement is calculated on the total assessed

value each year. If the assessed value increases, the abatement applies to that total assessed value for the year.

Context for the amendment was further provided by Nicklas, explaining that it was initiated after META's lawyers questioned their tax bill, which was higher than expected. This was due to buildings coming online partway through the year being assessed at full value for that partial year, with the abatement only beginning the next full year. The amendment aims to clarify this timing and avoid future confusion. META's internal tax attorneys, as part of a routine review of their track record in DeKalb, noticed a significant jump in taxes and questioned the use of 'phase' versus 'building' in the documents. This prompted the need for clarification to ensure consistency with the original intent and historical precedent.

Hearing no additional questions or discussion, motion by Nicklas to approve the amendment to the Meta MOU. Seconded by Hiland. Voice vote approved. Amendment passed.

Motion to adjourn by Millburg, seconded by Hiland. Meeting adjourned at 3:25 PM.

Respectfully submitted,
Andrea D. Van Drew